

## AMENDMENT NO. 1 TO COMMERCIAL LEASE

between the City of Plattsburgh (lessor) and  
Champlain Valley Transportation Museum (lessee) dated March 1, 2006.

Page | 1

It is agreed by the City of Plattsburgh and Champlain Valley Transportation Museum that the above captioned lease agreement is amended as follows:

1. Leased Premises and Easement. Paragraph 1 is amended to include within the leased premises the building identified as USAF Building 485, and adjacent lands depicted on a site plan drawing annexed as exhibit 1-A. The inclusion of Building 485 in the leased premises is agreed to be on the condition that within \_\_\_\_\_ days of the date Amendment No. 1 is executed by both parties, the lessee must obtain approval to subdivide the lot on which Building 485 is located (Lot 9 as shown on Parc Subdivision Phase II City of Plattsburgh 2005 Amendment of Lots 7, 8, 9 & 11) to include that part of Lot 9 in Lot 11.

The lessee is also granted a non-exclusive easement for ingress and egress to Building 485 over and across the reciprocal easement area shown on the aforesaid Parc Subdivision Phase II map, and over and across a northerly extension of the reciprocal easement area to the north east corner of the Building 485 leased premises. This easement shall terminate upon expiration or termination of the lease agreement; however, if the leased premises are purchased by the lessee pursuant to the terms of the lease agreement, this easement shall become a permanent easement that runs with the land.

The easement rights granted to the lessee are subject to the terms of any agreements, covenants or restrictions of record and the common law duty of users in common of an easement area to share in the cost of maintaining the easement.

2. Subsequent Subdivision Approval. The lessor agrees that if the City of Plattsburgh Zoning or Planning Board requires a modification of the lease lines shown on exhibit 1-A to comply with subdivision requirements, the lessor will not unreasonably withhold its consent to such modification. The description of the premises leased hereunder shall be amended, if necessary, to conform to the approved subdivision map.
3. All other terms and conditions of the COMMERCIAL LEASE between the City of Plattsburgh (lessor) and Champlain Valley Transportation Museum (lessee) dated March 1, 2006, consisting of 25 pages and a 1 page exhibit, as amended hereby by this two page Amendment No. 1 and Exhibit 1-A, are ratified and confirmed.

This Amendment No. 1 to Commercial Lease agreement is made this \_\_\_\_ day of \_\_\_\_\_, 2012.

Lessor: City of Plattsburgh

Page | 2

\_\_\_\_\_  
by Donald M. Kasprzak, its Mayor

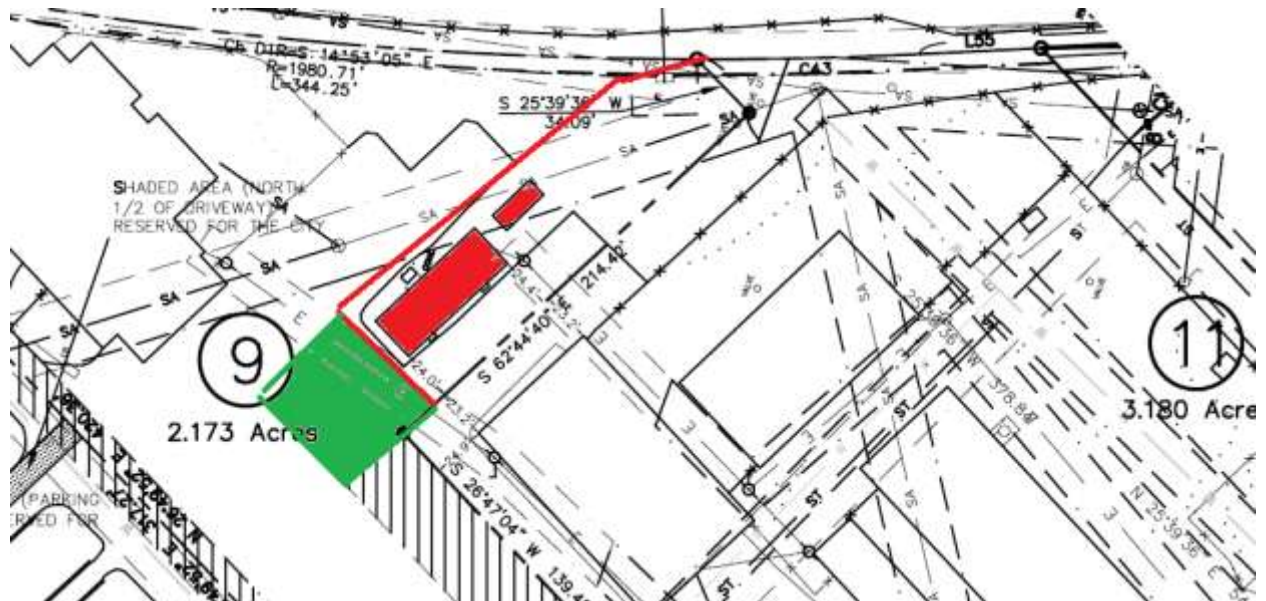
Lessee: Champlain Valley Transportation Museum

\_\_\_\_\_  
by Dr. Anthony Vaccaro, its president

Exhibit 1-A

to AMENDMENT NO. 1 TO COMMERCIAL LEASE between the City of Plattsburgh (lessor) and Champlain Valley Transportation Museum (lessee) dated March 1, 2006.

Page | 3



Area outlined in red is part of Lot 9 to be subdivided from Lot 9 and added to Lot 11. Area in Green and adjacent cross hatched area is area over which a non exclusive easement for ingress and egress is granted during the lease term.